

Date: May 5, 2021

To: Village of Dobbs Ferry Planning Board

From: Simon Kates, Associate Principal
Contact Information: T. 212.353.7657 E. s.kates@bfjplanning.com

Subject: 398 Ashford Avenue, May 6, 2021 Submission to the Planning Board

To the Village of Dobbs Ferry Planning Board,

This memo is in regard to the Planning Board Application for site plan review of 398 Ashford Avenue. This application is before the board as a continuation of the public hearing. The applicant has been present at prior planning board meetings for discussion of site plan drawings. The applicant has also been in communication with George Pommer of James J. Hahn Engineering, regarding extensive comments in Mr. Pommer's memo of December 31.

This review pertains to the following documents submitted by the applicant for the May 6, 2021 Planning Board meeting:

- Site Plan Drawings
 - C-001.00 General Notes and Details
 - C-100.00 Site Plan and Zoning Analysis
 - C-200.00 Stormwater Pollution and Prevention Plan
 - C-201.00 Stormwater Calculations & Subsurface Retention System Details
 - C-300.00 Site Details
 - Survey

Based on discussion at the February 4, 2021 and March 4, 2021 Planning Board meetings, my understanding is that the applicant and Mr. Pommer have been in discussion to resolve the extensive list of comments that Mr. Pommer raised. The following are additional comments related to the latest drawing set submitted by the applicant.

1. Location, configuration, and safety of the proposed on-street parking spaces.

I remain concerned about the safety of the applicant's proposed parking configuration. I refer the board back to my memo of March 2, 2021. My concern is creation of conflicts created by residents of the proposed building using parallel parking spaces in close proximity to the on- and off-ramps of the Sawmill Expressway and backing out of tandem spaces west of the building. I believe that the applicant should verify that no additional approvals will be required by Westchester County or New York State Department of Transportation before site plan approval is granted.

2. Parking on land owned by others

The applicant's site plan shows improvements made on land that is not in their ownership. This area is being used to provide parking for the building. On drawing C-100.00, Proposed Site Plan, the parking spaces numbered 4, 7, and 8 are partially or entirely outside of the parcel controlled by the applicant. This issue has been raised at prior meetings. My understanding is that the ownership of the adjacent property has not been resolved. On drawing number C-100.00, Site Plan Notes, item 8, the applicant notes that "Easement agreement is to be created with owner of adjacent property to allow proposed parking spaces outside of property line in the R.O.W." If the applicant has identified the owner of the adjacent property, and has agreement from that property owner that an easement can be obtained, I encourage him to bring that to the attention of the board.

However, lacking more information about that potential easement, I do not believe that the Planning Board should approve a site plan in which the applicant shows improvements and parking on property not under his control.

A proposed solution is for the applicant to revise the site plan drawings so that they do not show parking on the adjacent property. The Planning Board has the authority to grant a waiver of parking spaces and/or the applicant may seek a Payment in lieu of parking (PILOP) from the Board of Trustees. This would allow the application to move forward, even if the ownership of the adjacent property has not yet been resolved. The applicant could continue to seek out an easement to park on the adjacent property in the future. In the meantime, the site plan drawings should be revised to eliminate parking shown on property owner by others so that the Planning Board can move forward.

3. Additional drawings

Prior drawing sets submitted by the applicant included other drawings, including elevations showing exterior improvements and floor plans showing interior renovations. I request that the applicant submit a complete drawing set in advance of the next Planning Board meeting so that the board is able to review the complete set before acting on the application.

Regards,



Simon Kates, AICP, LEED AP
Associate Principal
BFJ Planning